

SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL LEASE AGREEMENT NO.

4

TO LEASE NO.

GS-06P-01068

DATE

JUN 01 2011

PAGE

1 of 3

S OF PREMISES

00 West 119th Street, Overland Park, Kansas 66213-1106

AGREEMENT, made and entered into this date by and between Privitera Realty Holding LLC

whose address is 909 Troost
Kansas City, Missouri 64106-3048

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above lease.

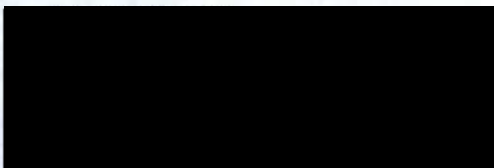
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective _____, as follows:

The word "effective" directly above was deleted prior to signature by either party.

1. The Lessor shall provide and install the attached additional security items listed on the following ~~three~~ pages and that were also noted on the drawings dated December 8, 2010 for a price of \$63,327. Payment for the work will become due (30) days after completion of the work, acceptance by the Government, and receipt of an acceptable invoice from the Lessor. An invoice for payment must be submitted as follows:

Original Invoice: General Services Administration
Finance Division
P.O. Box 17181
Fort Worth, Texas 76102-0181
Telephone: (817) 334-2397

Copy To:



5 U.S.C. 552(b)(6)

All other terms and conditions of the Lease shall remain in full force and effect.

LESSOR:

SIGNATURE

NAME

ADDRESS

IN THE PRESENCE OF (SIGNATURE)

5 U.S.C. 552 (b)(6)

NAME OF SIGNER

5 U.S.C. 552(b)(6)

UNITED STATES OF AMERICA GENERAL SERVICES ADMINISTRATION, PBS/REALTY SERVICES DIVISION

SIGNATURE

NAME OF SIGNER

OFFICIAL

Contracting Officer

5 U.S.C. 552(b)(6)

A proper invoice must include:

Invoice Date

Name of the Lessor exactly as shown on the lease

GSA PDN Number PS0020399

Lease contract number and building address

Supplemental Lease Agreement Number

Description, price and quantity of property and services actually delivered or rendered.

Note: If the invoice is not submitted on company letterhead, it must be signed by the person(s) with whom the lease contract is made.

SECURITY SCOPE

Contractor will provide all necessary labor, materials, and supplies, to accomplish the work described at the above location. All work will be performed in compliance with applicable state and local codes in a safe and workmanlike manner, matching existing equipment and surroundings where applicable. All work areas will be left free of debris at the completion of work. The work must be in accordance with all national, state, and local codes.

All work should be coordinated with all trade and shop drawings, wiring diagrams, etc. All electrical, wiring, cabling, and conduit installed will need to be labeled. The Physical Security and Emergency Preparedness (PSEP) Specialist, prior to proceeding with the installation shall approve all work. Refer to the specifications for more detailed information concerning the government requirements.

The contractor shall verify existing conditions prior to proceeding with cutting, drilling, or altering of existing structure and shall be responsible for, and replace at his expense, any damage he might incur.

The contractor will program all equipment and locks, and provide operational manuals and training to PSEP.

The contractor must warranty all work for a period of one year from the date of installation.

Project Description

Move into newly acquired space/building, and purchase/install security equipment.

General and Perimeter Areas

1. Install Hirsch CCTV System. This shall include: (1) DVR (security 211), (1) multiplexer (security 211), (1) monitor – 19" color flat screen (security 211), (1) monitor – 32" color flat screen (2nd floor – hallway 230), (2) monitor – wall mounts (2nd floor – hallway 230, security 211), (6) interior color cameras – mini domes fixed (2nd floor – 2 elevator lobby 201, NW door 225, NE door 226, sorting 218) (1st floor – dock), (6) power supplies (2nd floor – 2 elevator lobby 201, NW door 225, NE door 226, sorting 218) (1st floor – dock) Electrical, wiring, cabling, and conduit.

2. Install Honeywell or Bosch (Radionics) intrusion detection system (IDS). This shall include: (3) keypads (2nd floor – hallway 230, NW door 225, NE door 226), (15) glass break sensors, (15) motion detectors, (4) door contacts (2nd floor – 2 entry doors 201A 201B, NW door 225, NE door 226), control panels (security 211). Electrical, wiring, cabling, and conduit. The intrusion detection systems (IDS) must communicate (alarms/monitoring and remote programming) with the Battle Creek MegaCenter.

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Lessor Gov't

3. Install Hirsch PACs System. This shall include: (11) cards readers (RPK40) and power supplies (1st floor - freight elevator) (2nd floor - 2 entry doors 201A 201B, NE door 220, NW door 225, security 211, serv 212, work 210) (3 card readers - locations to be determined). All electric door release mechanisms must fail secure (locked) in the event of a power loss. Windows XP operating system and Velocity 3.1 software, (1) enrollment reader, control panels (security closet 211), (600) cards. Door hardware, electrical, wiring, cabling, and conduit.

(A) Contractor shall install, configure, and test the following Hirsch equipment to the ePACs server system:

1. Install, configure, and test **two (2)** Hirsch Digi*Trac **Model No. M8N2** (8-door, 15 VAC) **Controller w/Enclosure**. Model No. M8N2 includes the SNIB 2 or Secure Network Interface Assembly. This controller shall be able to recognize, read and pass the FASC-N Agency, System and credential number(s) from the new PIVII card. Normally, the controller panel and associated modules control up to 8 doors per controller for the Hirsch Velocity 3.1 Software. **NOTE:** Contractor shall verify before placing bid and check with a Hirsch sales rep regarding requirements for IRS panel connections (i.e., each panel shall have their own IP address) around the country.
2. Install, configure, and test **two (2)** Hirsch **Model No. MEB/CB128** (128,000 User Code & Buffer Expansion Board).
3. Install, configure, and test **two (2)** Hirsch **Model No. AEB8** (8 Alarm Input Expansion Board)
4. Install, configure, and test **two (2)** Hirsch **Model No. REB8** (8 Relay Expansion Board).
5. Install, configure, and test **two (2)** Hirsch **Model No. MEB/BE** (Memory Expansion Board - Buffer Expansion).
6. Install, configure, and test **two (2)** Hirsch **Model No. MPB** (Memory Protection Battery).
7. Install, configure, and test **eleven (11)** Hirsch **Model No. MR1A** (Match Reader Interface Assembly which includes MRIB. MR1A accepts up to 2 readers and 2 scramble pads for dual technology entry and exit control of 1 door). This assembly is normally hidden above ceiling tile.
8. Install, configure, and test **eleven (11)** Hirsch **Model No. MB2** (Surface Card Reader Mounting Box - one needed for each card reader).
9. Install, configure, and test **eleven (11)** Hirsch **Model No. DTLM3** (Miniature Embedded Line Module one needed for each card reader)

(B) Install power supply kits / UPS for each **Controller** for a total of **two (2)** [similar to Honeywell NS1 Power Supply, model # NS1PS rated at 750 mA @ 12 VDC; or Altronix AI300ULPD8CB Power Supply w/BT 1212 Battery Pack; or Hirsch PS2 Power Supply Pack; or equal. Kit includes battery back-up, transformer and enclosure].

(C) On behalf of this contract, the contractor shall purchase **one (1)** Hirsch Velocity 3.1 Software License or Server and Remote Clients, **Model No. VEL**. Contractor shall then install **Hirsch Velocity 3.1 Software** on Government Furnished PC/Workstation at security 211. Note: Government Furnished workstation/PC may be placed in Phone Room (i.e., Telcom Room) or (contractor shall consult with local IRS rep during installation). The Contractor shall provide for Velocity 3.1 software partitioning of the databases by password. Partitioning of the cardholder database shall restrict access to card programming functions for groups of cards.

4. Install (8) Trilogy DL2700 Locks (DL 27 00 IC /26D) (2nd floor - office 223, storage 209, 2 - mail room 219A 219B, 2 - training room 203A 203B, closet 203C, work 208) All locks should be keyed alike and provide (10) keys.

Miscellaneous Provisions

All work should be coordinated with Internal Revenue Service - Real Estate and Facilities Management - POC Paula Morrison (816) 291-9158. All work must be scheduled at the convenience of the government. The contractor must furnish a dumpster on-site and is responsible for the removal of trash at the work site on a daily basis. The work site must be left trash free and clean on a daily basis. The contractor will utilize a designated door/location for the delivery and removal of all equipment and trash.

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RECEIVING REPORT

IMPORTANT:

- * This form must be received in the payment office within 5 workdays of acceptance.
- * Acceptance must take place within 7 calendar days of delivery or completion of work unless a different inspection/ acceptance period is stated in the contract. Explain in block 8 if acceptance is longer than stated in the contract.
- * Invoices received must be time stamped to indicate the date of receipt.

SECTION 1 - CONTRACT IDENTIFICATION

1. NAME OF CONTRACTOR

Privitera Realty Holding LLC

2. PEGASYS DOCUMENT NUMBER

PS0020399

3. CONTRACT/PURCHASE ORDER NO.

65-06P-01068 SLA #4

SECTION 2 - DESCRIPTION OF GOODS AND/OR SERVICES

4A. ITEM NO.

4B. DESCRIPTION (For services, also give dates of service)

4C. QUANTITY

Security Items

\$63,327.00

5. MAXIMUM PAYMENT AMOUNT

63,327 00

8. REMARKS

6. LESS DEDUCTION(S) FOR NONPERFORMANCE, ETC. (Explain in Item 8)

00

7. MAXIMUM AMOUNT APPROVED FOR PAYMENT (Item 5 less Item 6)

63,327 00

SECTION 3 - CERTIFICATION(S)

9. TYPE OF DELIVERY (Mark "X" in appropriate box)

☒ A. FULL

☐ B. PARTIAL

☐ C. FINAL PARTIAL

10. CERTIFICATION

I CERTIFY THAT THE ABOVE GOODS AND/OR SERVICES HAVE BEEN RECEIVED ON (Date) AND ACCEPTED ON (Date)

11/18/2011

A. NAME AND TITLE (Type, print or stamp)

11. SECOND CERTIFICATION (Optional)

THIS IS TO CERTIFY THAT THE GOODS AND/OR SERVICES DESCRIBED HAVE BEEN ACCEPTED.

A. NAME AND TITLE (Type, print or stamp)

B. C

B. CORRESPONDENCE SYMBOL

C. TELEPHONE NUMBER

E. S

E. SIGNATURE

F. DATE SIGNED